THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** Karen Johnson Davidson County Batch# 1323387 DEEDWARR 09/17/2025 11:20:30 AM 3 pgs Fees: $18.00 Taxes: $10,061.52 20250917-0074229	STATE OF Tennessee) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $2,719,330.00 Amanda Allen Affiant Subscribed and sworn to before me, this 15th day of September, 2025. April Sumrud Notary Public My Commission Expires: 12-19-28

APRIL SUMRULD
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-19-2028

WARRANTY DEED

Address New Owner: Jacqueline Marker and Jason Marker 17 Castlewood Court, Nashville, TN 37215	Send Tax Bills to: U.S. Bank, N.A. 3301 Rider Trail South Earth City, MO 63045	Tax Information: Tax Parcel ID No. 144 08 0B 005.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **IRAJ BARAHIMI AND WIFE, HOURI BARAHIMI,** (collectively, "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **JACQUELINE MARKER AND JASON MARKER, WIFE AND HUSBAND,** (collectively, "Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 5 on the Plan of Castlewood, as shown on plat of record in Plat Book 6900, page 133, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Iraj Barahimi and wife, Houri Barahimi by Deed dated April 3, 1998 from Brian W. Jackson, married, recorded April 3, 1998, in Instrument Number 199804030871345, in Book 10871, Page 345, in the Official Records of Davidson County, Tennessee.

This is improved property commonly known as: **17 Castlewood Court, Nashville, TN 37215**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of September, 2025.

IRAJ BARAHIMI

HOURI BARAHIMI,

STATE ~~OF~~ TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **IRAJ BARAHIMI AND HOURI BARAHIMI**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 5th day of September 2025.

Notary Public
My Commission Expires: _____

JENNIFER S. GHANEM NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES

Tennessee Certification of Electronic Document

I, Stuart T. Morris, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on September 15.

Affiant Signature

17th day of September, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17th day of September, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

